

**MINUTES OF THE CITY PLANNING COMMISSION
J. MARTIN GRIESEL CONFERENCE ROOM**

**May 18, 2001
9:00 AM**

Present: Appointed Members: Caleb Faux, Jacquelyn McCray; Peter Witte; City Council Representative: James Tarbell; Administration: John Shirey, City Manager; City Planning Staff: Elizabeth Blume, Director; Steven Kurtz, Administrator, Land Use Management

The meeting was called to order by Ms. McCray.

MINUTES

Acting upon the motion of Mr. Faux, seconded by Mr. Shirey, the minutes of the March 16, 2001, meeting were approved as written.

CONSENT ITEMS

Acting upon the motion of Mr. Shirey, seconded by Mr. Faux, Items 1 and 2 were unanimously approved (4-0) without presentation:

Item 1 - Ordinance Authorizing the Sale of Surplus City-Owned Property at 1871 Kinney Avenue in Evanston

Judith Rhodes, 1873 Kinney Avenue, has petitioned the City of Cincinnati to purchase the property at 1871 Kinney Avenue in Evanston. Ms. Rhodes intent is to use a portion of 1871 Kinney to create a new driveway for her residence; the remainder of the land will be maintained as open space. Ms. Rhodes has deposited with the City Treasurer the property's fair market value as established by the City's Real Estate Services Division of the Law Department (\$1,900). All restrictions stipulated by various City departments in the coordinated report process have been met or are included in the ordinance.

Item 2 - Ordinance Authorizing a Lease Agreement with The Clifton Church of Christ For a Portion of Lillard Avenue, West of Morrison Avenue, in Clifton

The City of Cincinnati has leased the above mentioned property to The Clifton Church of Christ (The Church) on a month-to-month basis since 1974. The Church now wishes to enter into a 5-year lease agreement with automatic

renewals for 4 additional 5-year terms. The terms of the lease require that the property may be used only for parking or as a recreational area for church members. The lease also requires that the owners of parcels on the south side of Lillard Avenue are not to be prevented from accessing their property via the leased premises.

PROPOSED INTERIM DEVELOPMENT CONTROL DISTRICT FOR THE OAKLEY NORTH AREA IN THE VICINITY OF MARBURG, RIDGE, ALAMO AND IBSEN AVENUES IN OAKLEY

Actions requested: 1. Approve this report and the draft Oakley North Urban Renewal Plan as the required documentation of Section 1457-200(a) of the Zoning Code as the preliminary findings for Interim Development Control (IDC) District 56 – Oakley North Urban Renewal Plan. 2. Recommend that the City Council create IDC District 56 – Oakley North Urban Renewal Plan for as long as needed, up to one-year, for the properties outlined. 3. Recommend that the City Council adopt the Application Review Guidelines for IDC District 56 – Oakley North Urban Renewal Plan and the designation of the Administrative Reviewer.

In presenting the staff report, Senior City Planner Ed Mangold related that, at the request of the CPC, Oakley North is being studied for land use changes that are likely to occur as a result of the proposed 38-acre Vandercar development. The 38-acre site was formerly owned by Cincinnati Machine and operated as a manufacturing facility. On April 4, 2001, the Oakley Community Council requested adoption of an IDC District for the Oakley North area. The request was based on the Community Council's opinion that additional controls are necessary to prevent inappropriate development from occurring before appropriate planning and re-zoning can take place. In addition to the Vandercar proposed retail development, the area that the Oakley Community Council believes should be a part of the IDC includes several long-established employers/manufacturers. It also includes more than 75 housing units, a senior housing project, Moser Dodge, Crossroads Church and several commercial users.

-- Mr. Tarbell entered the meeting. --

In answer to Mr. Shirey's query, Mr. Mangold explained that the phrase "for as long as needed, up to one year, for the properties outlined" was purposely worded in that manner. If that wording is approved, the IDC could be terminated as soon as development guidelines and the Urban Renewal Plan are approved.

Assistant City Solicitor Ely Ryder clarified the reference to the comprehensive plan for the area: the words "*comprehensive plan*" do not refer only to the Oakley North Urban Renewal Plan, but would also relate to a developer-initiated plan, so long as it goes through the CPC and the City Council.

PROPOSERS

The proposers were Sue and Jon Doucleff (3314 Alicemont, 45209), speaking on behalf of the Oakley Community Council, which requested the IDC. Originally, the request was to establish an IDC over the entire Oakley North study area; however, the requested area has been pared down and they support the staff recommendation. The community is interested in cooperating and doing what they can to keep the existing manufacturing establishments in place; they do, however, feel the IDC is a must to protect the residents north of Alamo.

OPPOSERS

The Vandercar contingent, consisting of Joseph L. Trauth, Jr., Rob Smyjunas, Marty Butler, Greg Bell and Steve Schreiber (addresses on file), discussed the need to move forward to bring Target, Meijer and Sam's retail establishments to the area while the opportunity existed. They envision a total project of more than \$250-million that will bring new tax dollars to the City. Vandercar has already purchased the former Milacron site, as well as some residential properties, and they have a number of other residential properties under contract. As a result of the retail area they plan to create, they believe there will be future opportunities to develop office space and upscale apartments. They asked the CPC to disapprove the proposed IDC district in order to maximize their ability to negotiate with potential tenants.

Area manufacturers were represented by Bob Burroughs of the PIA Group, Al Reckman of AR Industries, and Jim Bushman of CastFab (addresses on file). They were against being included in the IDC district, and were happy to hear that the community has requested that the IDC area be pared down.

Residents who testified were Lee and Diana Wright (4791 Ridge Avenue, 45209) and Rachel Brunner (3322 Browning, 45209). They spoke of the deteriorating quality of life in the remaining pockets of residential areas within the requested IDC district, and stated that the majority of the residents are excited about moving to new locations. They perceive the proposed IDC as a potential problem to them in negotiating with Vandercar.

Following discussion, Mr. Tarbell moved approval of the IDC district, but only for a period of six months. Seconded by Mr. Shirey, the motion was

approved by a vote of 3-1-1 (ayes: McCray, Shirey, Tarbell; nay: Witte; abstaining: Faux).

ADJOURNMENT

There being no further business to consider, the meeting was adjourned.

Elizabeth A. Blume, Director
City Planning Department

Jacquelyn McCray, Presiding Member
City Planning Commission

Date: _____

Date: _____